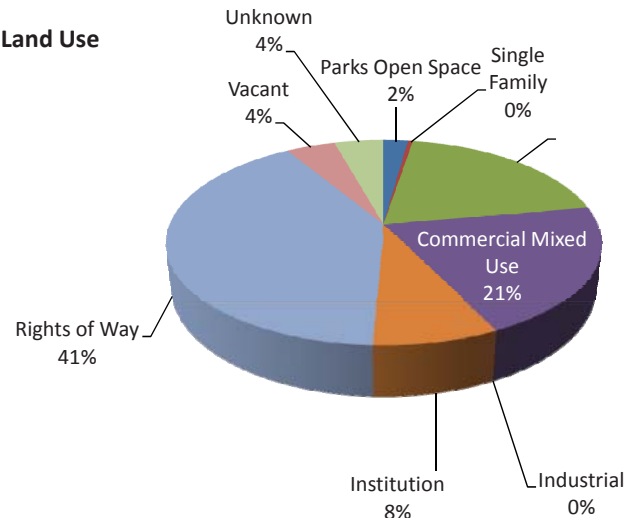


# FIRST HILL BUILT ENVIRONMENT

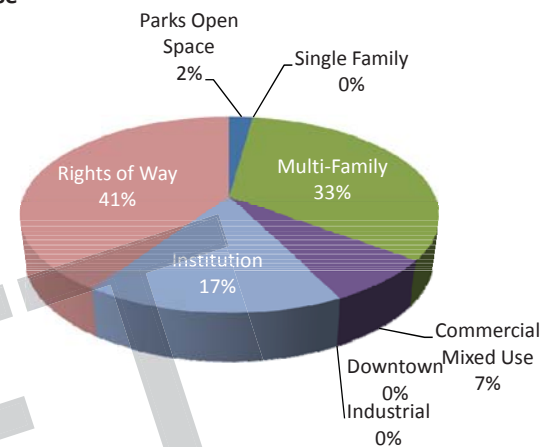
Housing Units	5,549
Owner Occupied	699
Renter Occupied	4,422
Vacant Housing Units	428
Average HH Size	1.41
Owner Occupied	1.47
Renter Occupied	1.40
Median Contract Rent	\$639
Median House Value	\$227,777

Current Densities	
Gross Acres	229
Housing Units/Acre	26
Population/Acre	35.7
Jobs/Acre	105.1

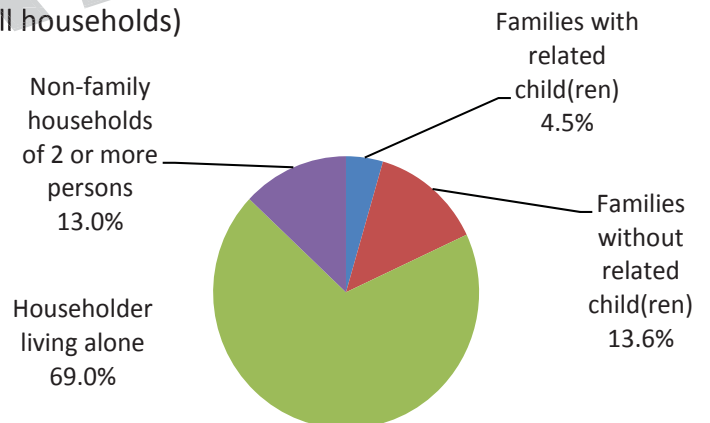
**Existing Land Use**



**Zoned Land Use**



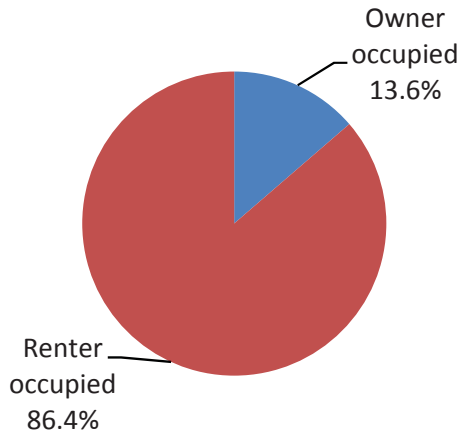
**Household Types**  
(for all households)



*Note:*  
"Children" refers to children under 18 years of age

### Renter/Owner

(for all occupied housing units)



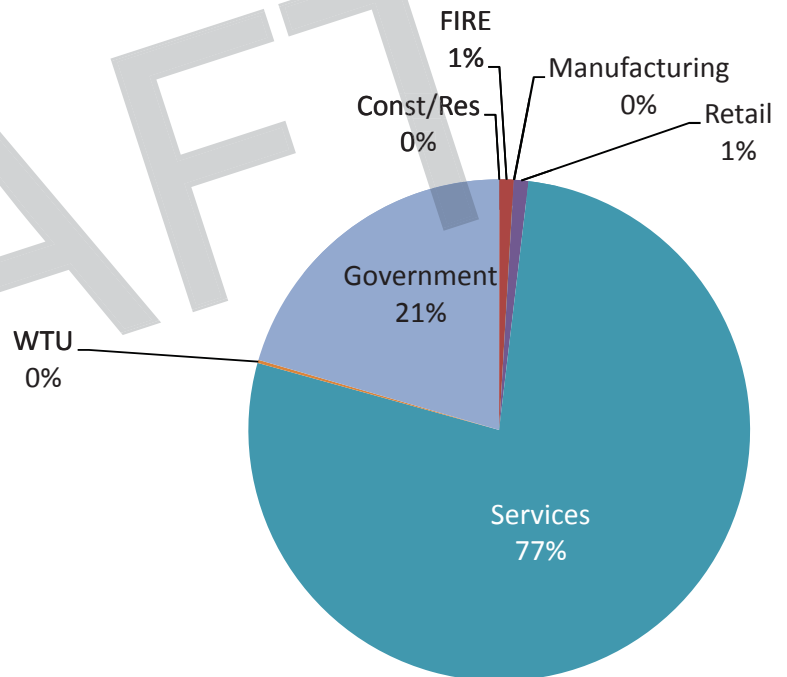
### Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- First Hill Neighborhood Plan: [http://www.seattle.gov/neighborhoods/np/matrices.htm](http://www.seattle.gov/neighborhoods/np/np1/matrices.htm)

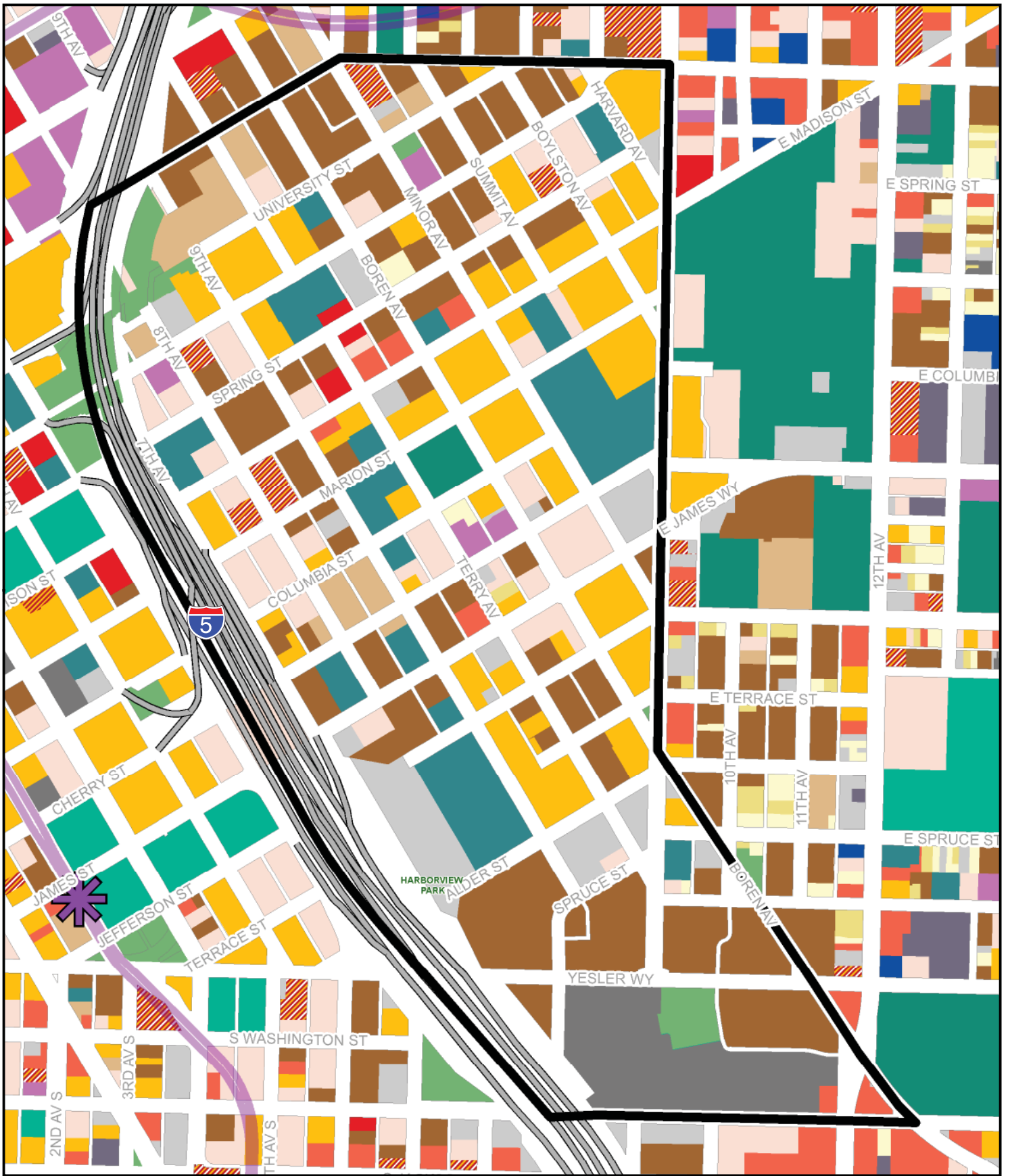
### Web Links

- Department of Planning and Development: <http://www.seattle.gov/dpd/>

### 2007 Employment by Sector



Nice Image Here



## First Hill

### Existing Land Use

Single Family	Retail/Service	Warehouse
Duplex/Triplex	Hotel/Motel	Transp/Util/Comm
Other Housing	Entertainment	Institutions
Multi-Family	Mixed Use	Public Facilities
Office	Parking	Schools
	Industrial	Open Space

### Urban Village

Water Body	LINK Light Rail
Easement	Stations
Vacant	At-Grade / Aerial
Unknown	Tunnel



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## First Hill

### Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family

Single Family

 Downtown

■ ID/Pike Mrkt/Pioneer Sqr

Other Industrial

 General Industrial

 MIO

## Station Area Overlay



## City Open Space



## Urban Village



## LINK Light Rail



 Stations



■ ■ At-Grade / Aerial



- ■ ■ Tunnel



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# FIRST HILL GROWTH & CAPACITY

## Comprehensive Plan 2024 Growth Targets

Source: comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
First Hill	228	6,020	26	1,200	32	22,020	97	2,000	105

## Development Capacity as of 2007

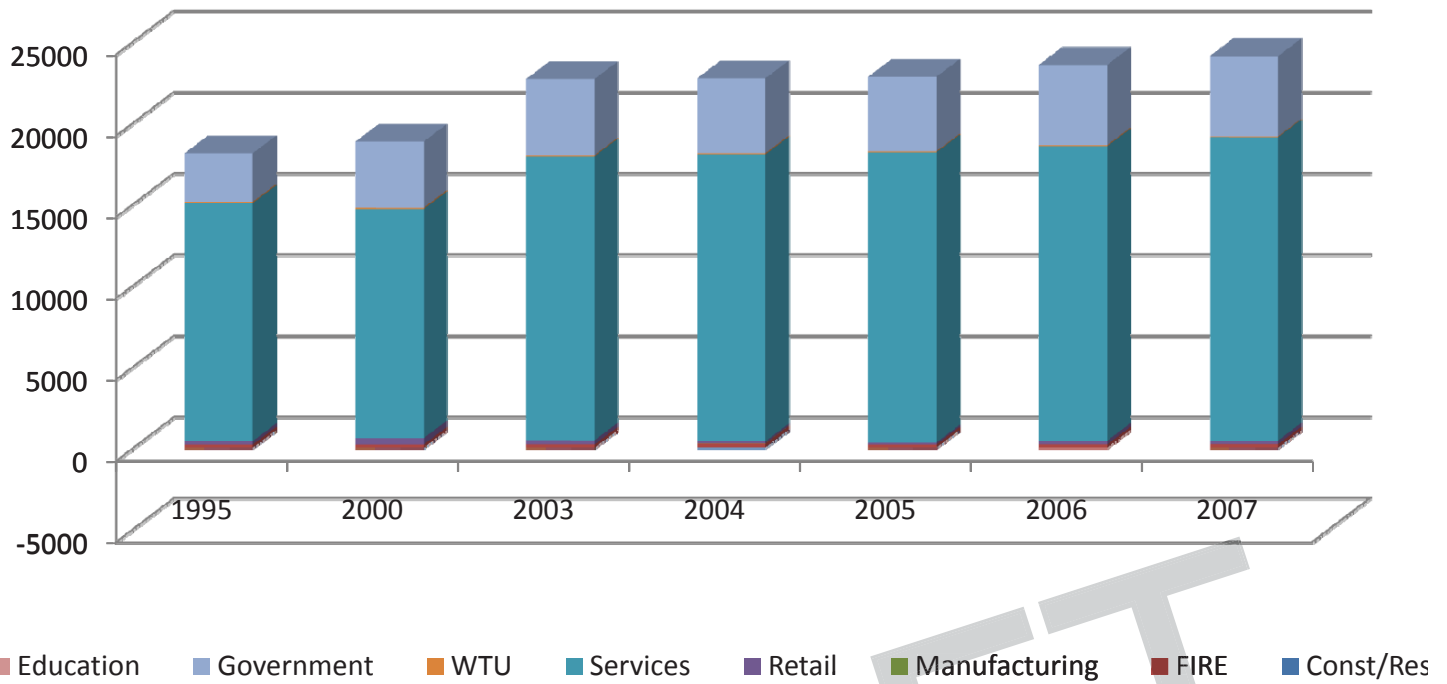
Development Capacity	
Housing Units	5141
Commercial S.F.	585502
Jobs	1952

Image Here

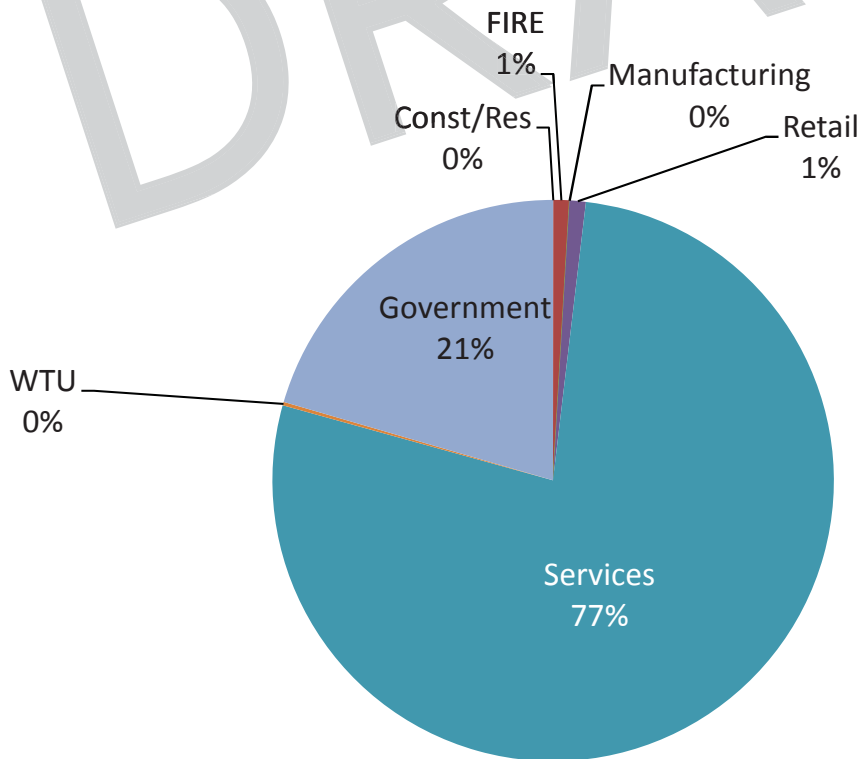
## Residential Construction

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	-1		1
Accessory Dwelling Units	0		
Multi-Family	228	3	130
Mixed Use	52	358	92
Institution			
Industrial			
Total New	279	361	223

### Employment by Sector



### 2007 Employment by Sector



### Web Links:

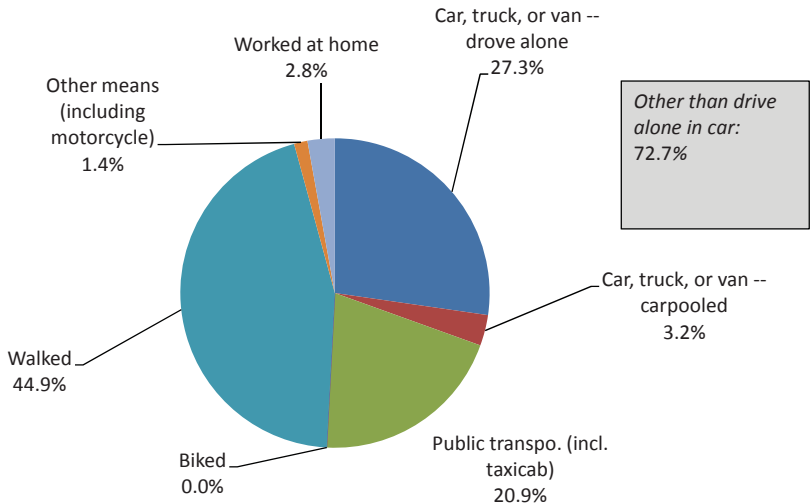
- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

# FIRST HILL TRANSPORTATION

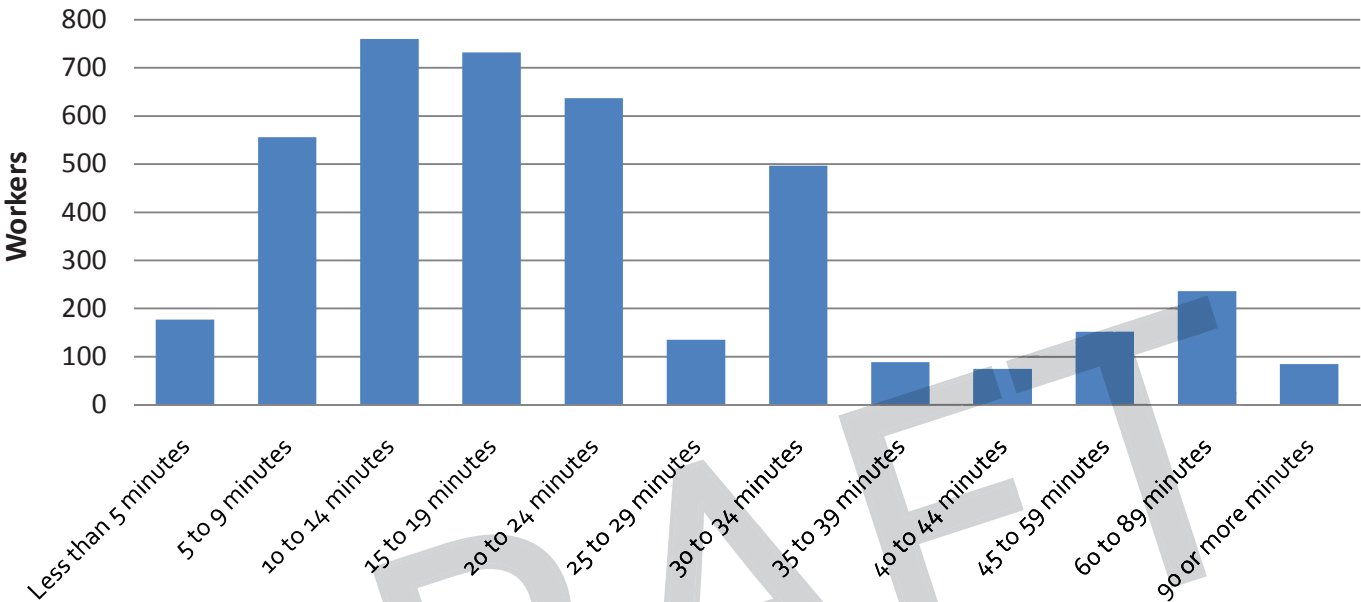
Nice Picture Here

**Means of Transportation to Work**

(For workers 16 years and older)



**Travel Time to Work (minutes)**

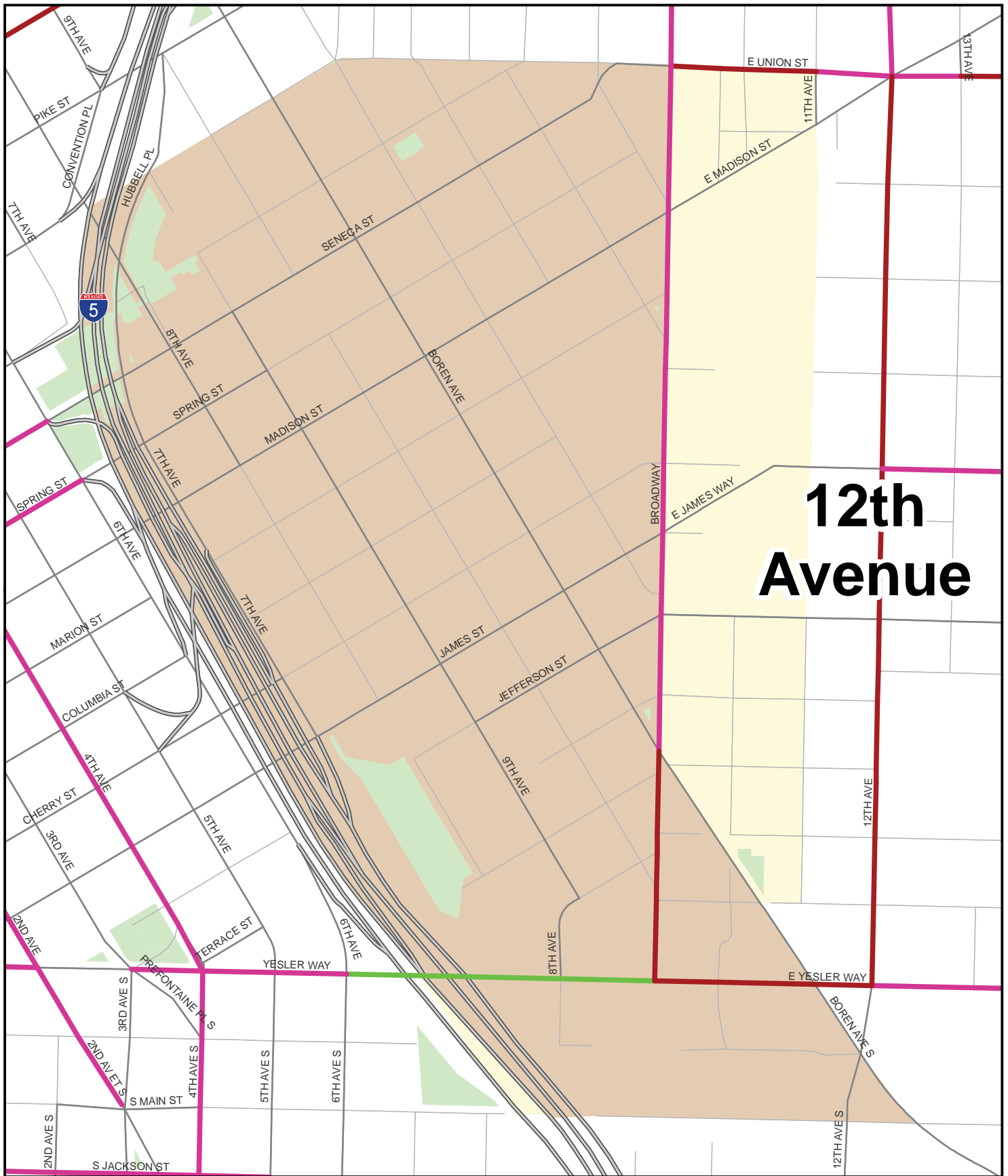


## Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005  
<http://www.seattle.gov/transportation/tsphome.htm>  
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005  
<http://www.seattle.gov/transportation/transitnetwork.htm>  
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005  
<http://www.seattle.gov/transportation/freight.htm#plan>  
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005  
<http://www.seattle.gov/transportation/artplan.htm>  
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets are sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007  
<http://www.seattle.gov/transportation/bikemaster.htm>  
The SDOT Bicycle Master Plan defines a set of actions, to be completed with 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)  
[http://www.seattle.gov/transportation/ped\\_masterplan.htm](http://www.seattle.gov/transportation/ped_masterplan.htm)  
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly for of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009  
<http://www.seattle.gov/transportation/ump.htm>  
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

DRAFT





## First Hill

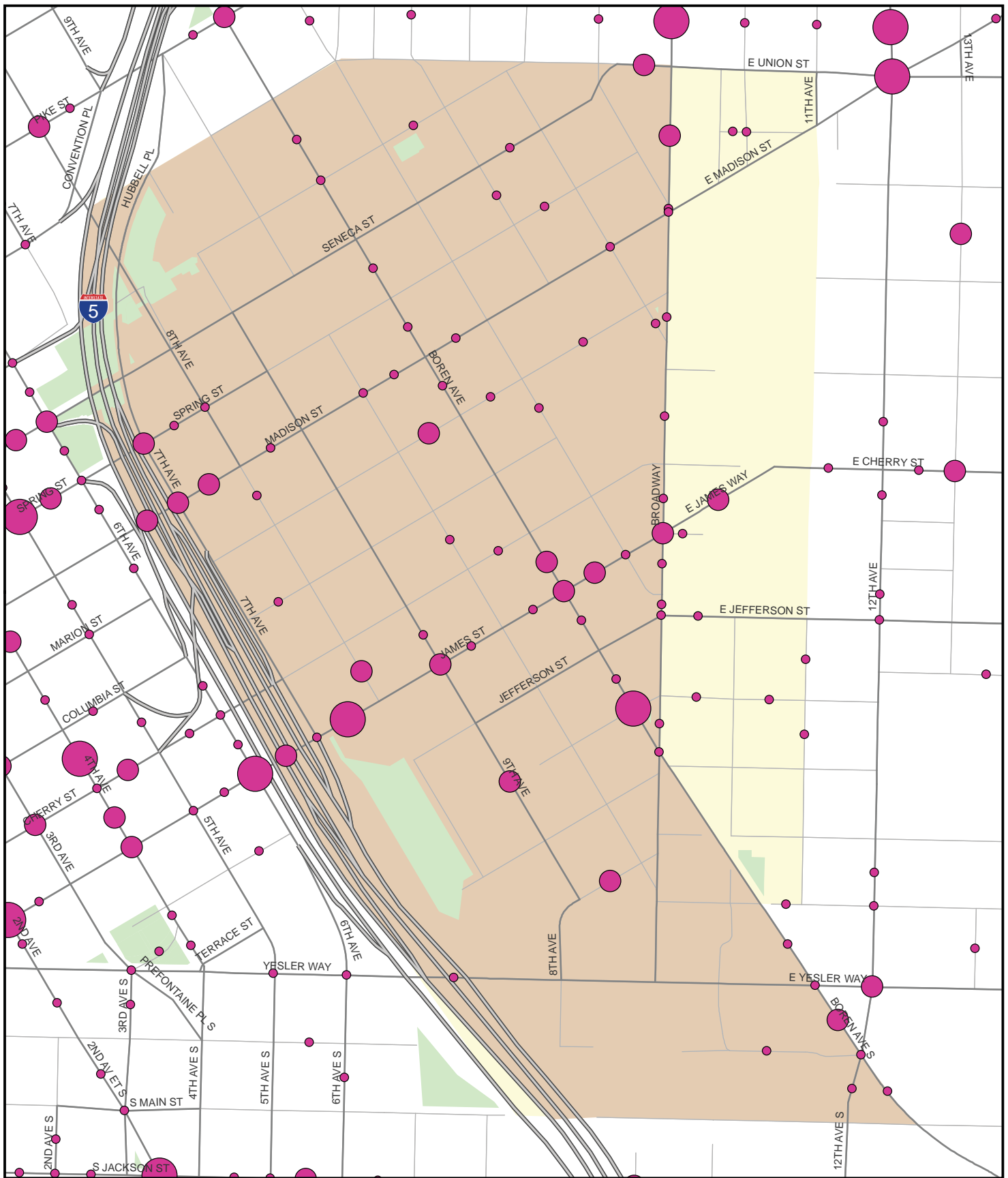
### Existing Bicycle Facilities

- Wide Outside Lane/Paved Shoulder
- Bicycle Boulevard
- Multi-use Trail

- Shared Roadway
- Bike Lanes
- Sharrow
- Climbing Lane

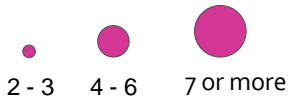


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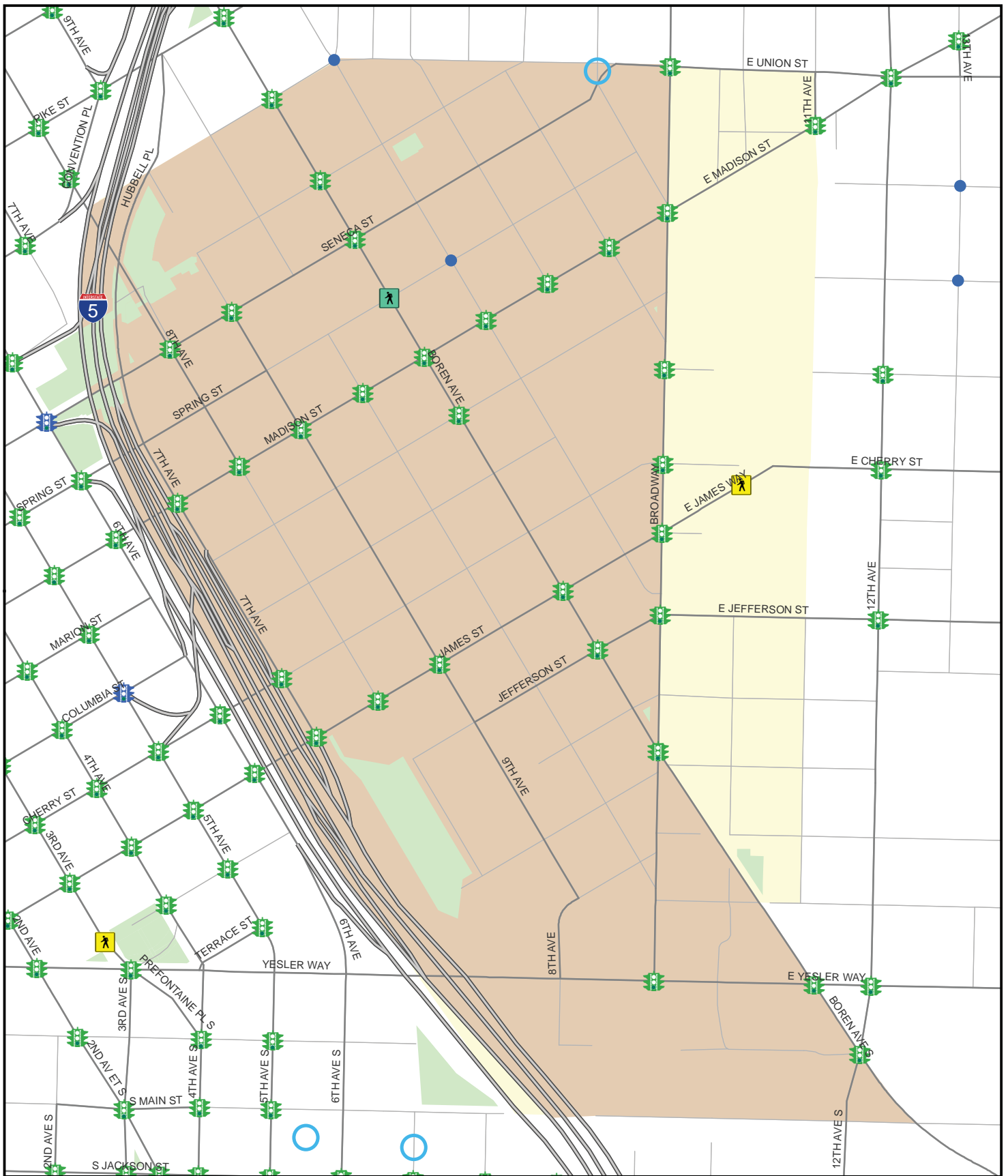
### Car Collisions 2008



0 0.05 0.1 0.2 Miles






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Status\_Reports\_Car\_Collisions.mxd






## First Hill

### NSF Projects

-  2008
-  2009
-  Traffic Circle

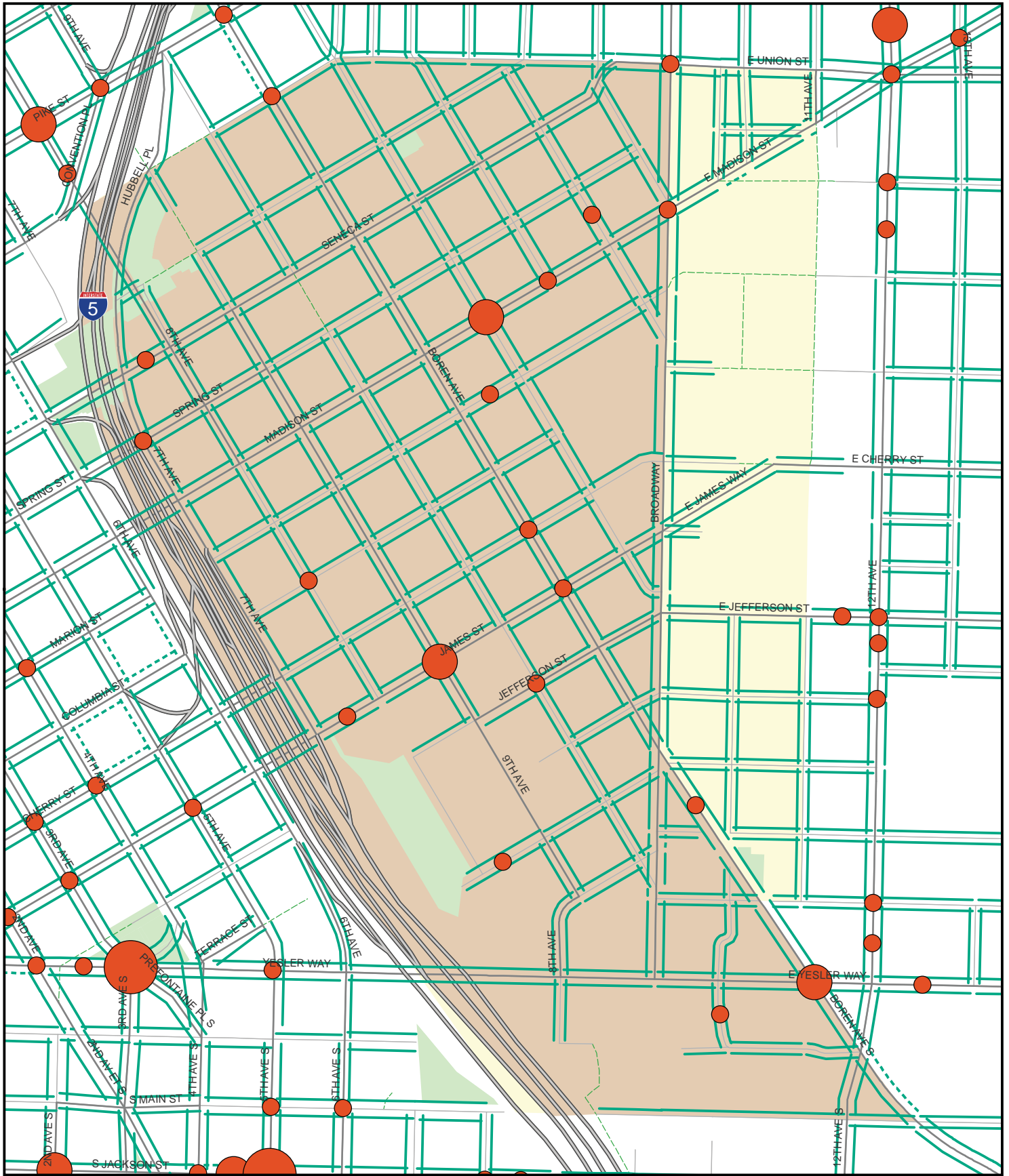
-  SDOT Full Signal
-  SDOT Fire Signal
-  WSDOT Signal

-  Half Pedestrian Signal
-  Mid Block Crosswalk
-  School Beacon

0 0.05 0.1 0.2 Miles



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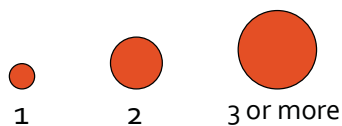


## First Hill

### Sidewalks

- Concrete, Asphalt
- - - Brick, Stone, Paver
- Other
- - - Walkway

### Pedestrian or Bicycle Collisions with Vehicles 2008

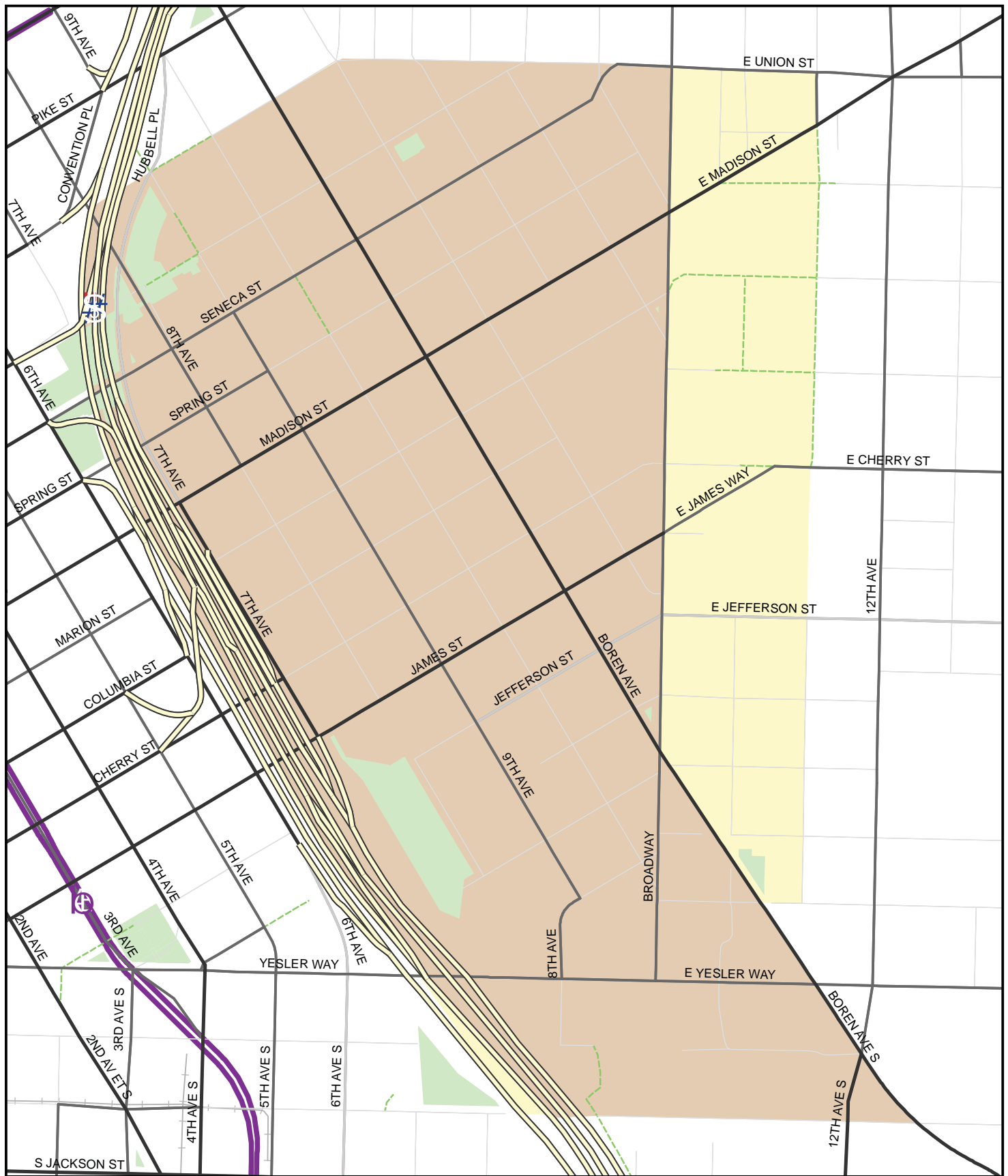


0 0.05 0.1 0.2 Miles



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Reports\_Sidewalks\_PedCollisions.mxd





## First Hill

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

### Street Class

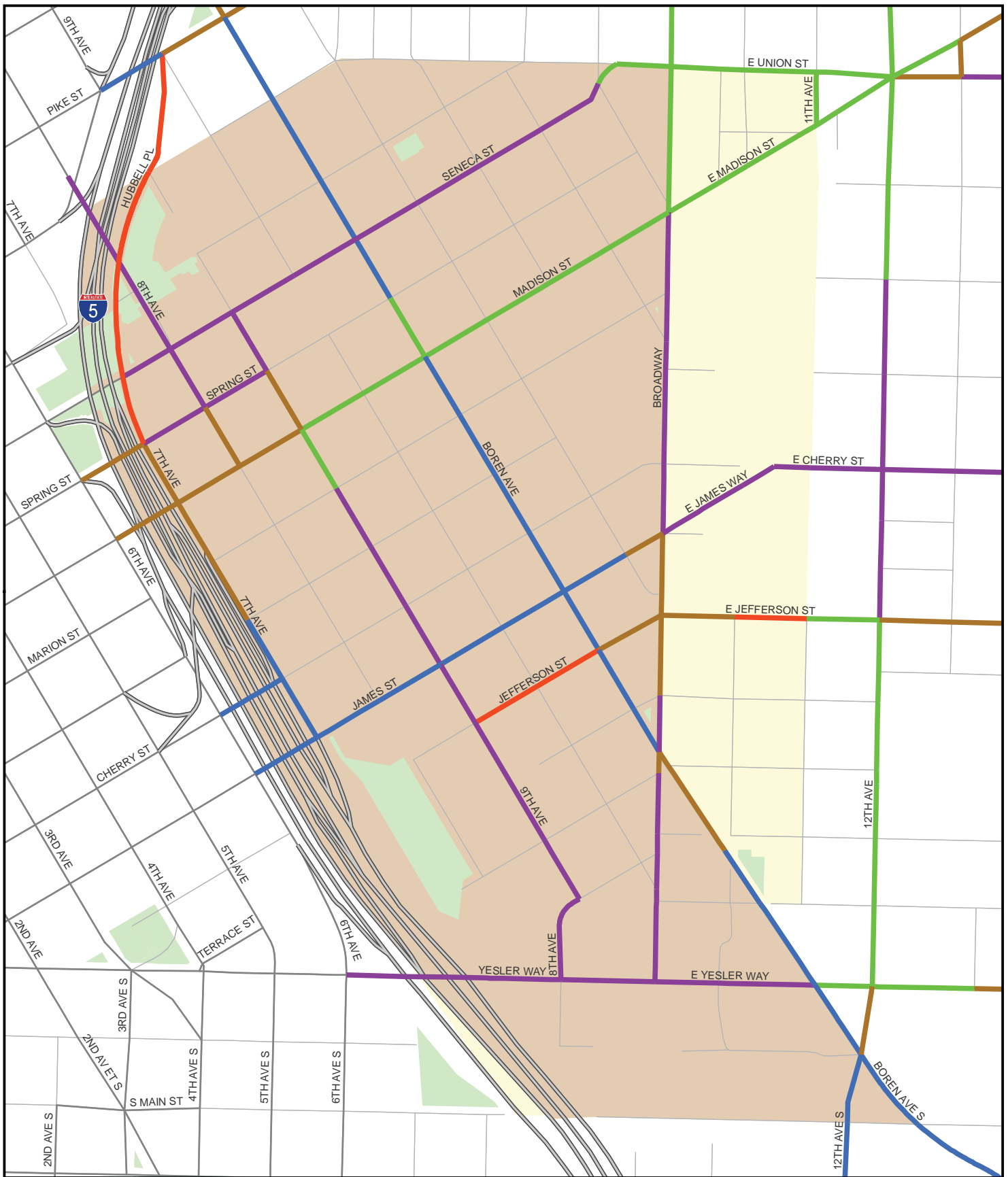
- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad

0 0.05 0.1 0.2 Miles



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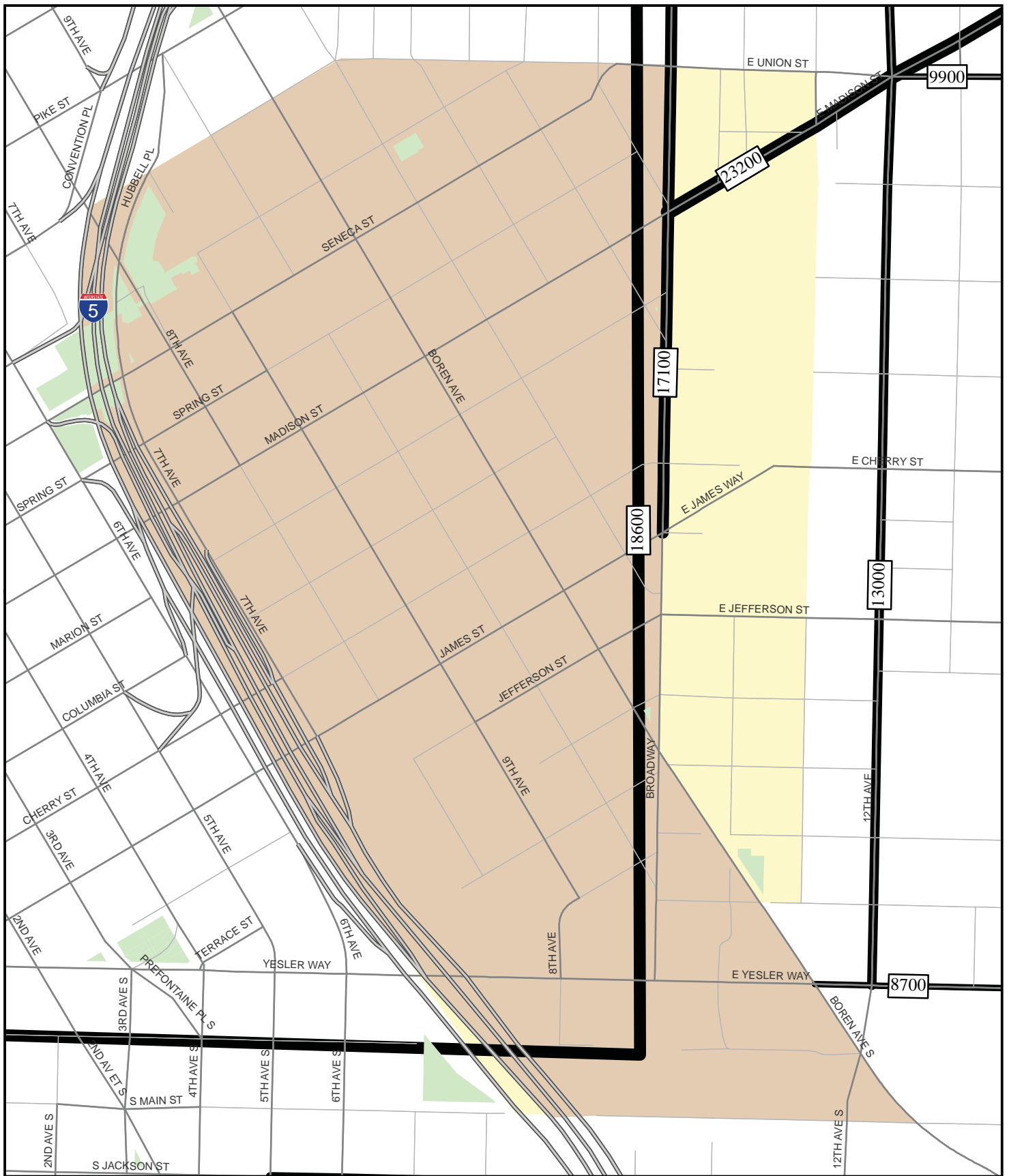
# First Hill

## StreetType

- Main Street
- Mixed Use Street
- Commercial Connector
- Local Connector
- Regional Connector
- Industrial Access Street



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# First Hill

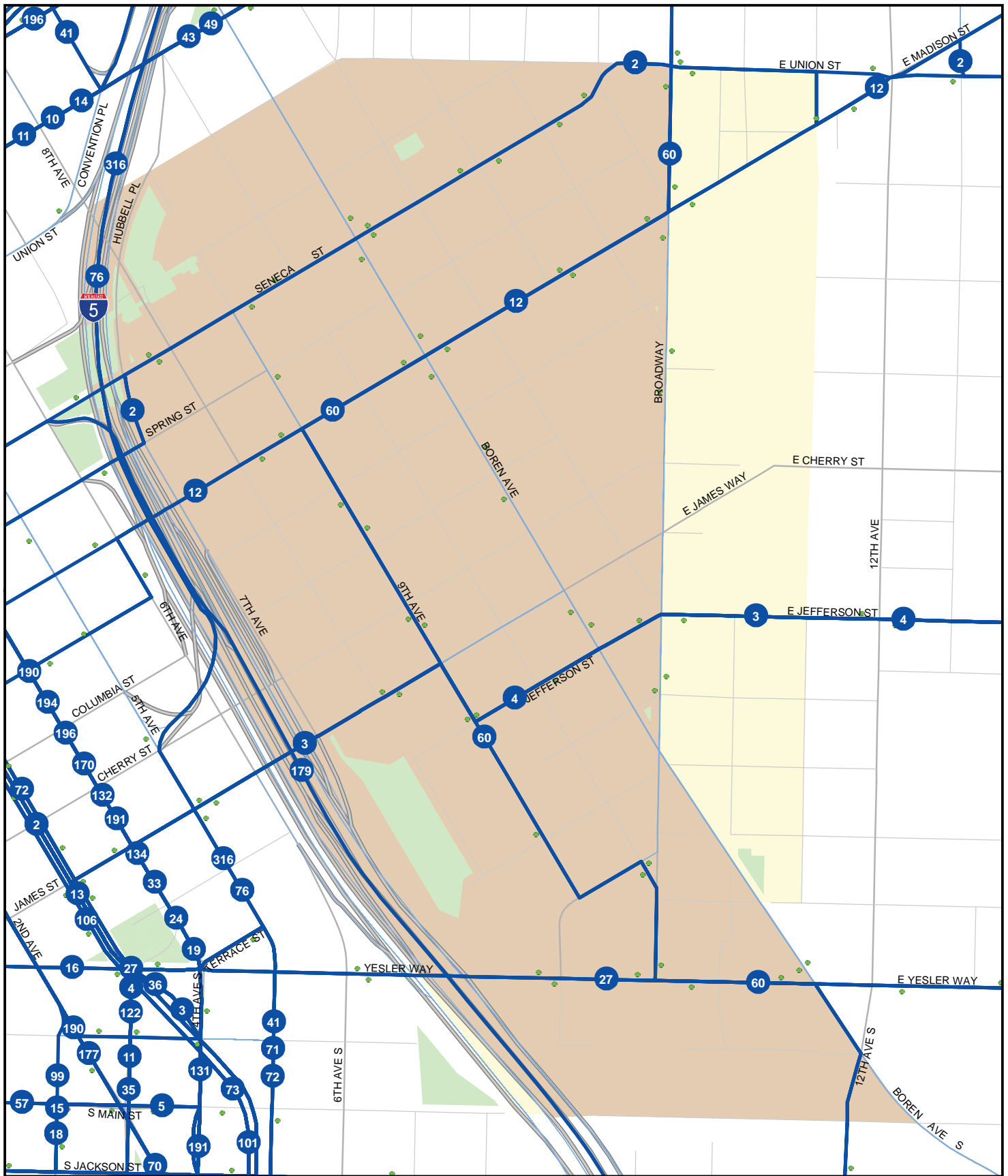
## Traffic Flow



0 0.05 0.1 0.2 Miles



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## First Hill

### Transit Routes

- 1 — Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop

0 0.025 0.05 0.1 Miles



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# FIRST HILL PARKS & RECREATION

No First Hill Info  
in Park and Open  
Space Inventory

## Related Plans & Websites

- Strategic Action Plan, September, 2008 <http://seattle.gov/parks/Publications/ParksActionPlan.htm>  
The Strategic Action Plan establishes a vision and guides decisions over the next five years. Public and staff participation were an integral part of this process to ensure the Plan reflects the needs of the Seattle community.
- Parks and Green Spaces Levy: <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents: <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update <http://seattle.gov/parks/publications/GapReport.htm>

## Community Investments

### *New Usable Open Space since 2001*

Since 2001, Seattle Parks has developed 4.78 acres of park land in the East Sector, including Usable Open Space within the new Homer Harris, Horiuchi and Cal Anderson parks.

- **First Hill Park** – The Pro Parks Levy included the purchase of property in the First Hill neighborhood as a Neighborhood Parks Acquisition project. The Levy also provides funding for development of the site as park space.
- **\*Horiuchi Park** – The Pro Parks Levy provided \$128,875, project costs for planning, design and construction, along with a Community Development Block Grant (CDBG) of federal monies \$81,500. This new park located on Boren Ave. between Spruce and Fir streets is named after the late C. Paul Horiuchi, one of Seattle's best known and respected artists, for his invaluable cultural contributions to the life of the city.

## Neighborhood Programs

### ALL COMMUNITY CENTERS

- Youth Appreciation Week – Is done in collaboration with the Police Department, during Spring Break it is a week-long Celebration with awards for outstanding youth of the year in volunteerism. Each Community Center puts on Events and there is one City-Wide event.
- Martin Luther King March - Is an Annual Event that all the Teens can participate in. There is a program Planned by the Teen Development Leaders and Youth concerning the Legacy of Martin Luther King. The Youth along with adults and staff and representatives from Community Organizations conduct a peaceful March and Celebration.
- Week without Violence - Is a national Program out of Canada. Generally put on by the YMCA. Since the Pro-Parks Levy, the Community centers have taken this on in Collaboration with the Seattle Police to Promote violence Prevention Programs.

### YESLER CC

- Yesler CC Community Garden - In Collaboration with the Seattle Housing Authority the Yesler CC has developed a Community Garden project. The Kids along with volunteers and Staff learn to grow their own produce and to sale and market it.

- Yesler Art, Culture and Entertainment Nature Consortium programs - In Collaboration with the Nature Consortium the Yesler Community Center and the Seattle Housing Authority collaborate to bring Art Classes, Singing and dancing classes and programs to the Youth at Yesler

#### **MILLER COMMUNITY CENTER**

- Korean Elder Program - Miller Community Center staff operates a program for Korean Elder Immigrants. The Korean Elders operate a food bank, they conduct a feeding program at the Center, utilizing the Kitchen and serving a healthy delicious meal. They play Board games, sing Karaoke, and have Social interaction.
- The Country Doctor Immigrant fitness program - is a program sponsored by the Country Doctor. They sponsor an Aerobics, fitness Program for Immigrants. The Program is free without charge.

#### **First Hill Urban Center Village:**

*Distribution-based Goal: 10,000 square feet within 1/8 mile of all village locations*

While Freeway Park, the new Horiuchi Park and the grounds of the new Yesler Community Center provide some Village Open Space, most locations within the First Hill Urban Center Village are beyond 1/8 mile from Usable Open Space. (King County's Harborview Park, which used to offer open space to First Hill residents, is now unavailable because of the Harborview Hospital expansion.)

*Population-based Goals: 1 acre Village Open Space per 1,000 households*

Usable Open Space needed to meet 2004 Open Space Household Goal 6.02 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 7.22 acres

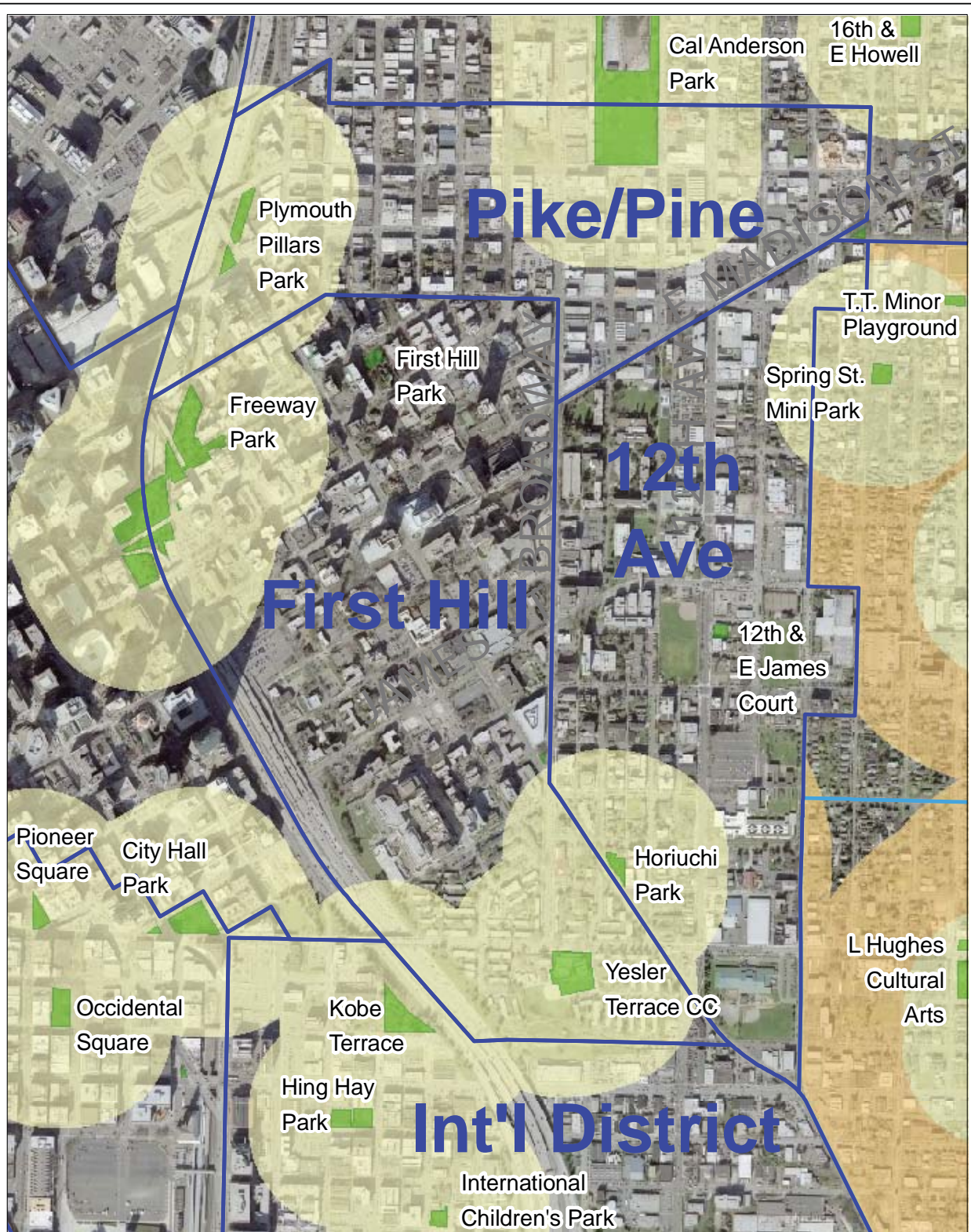
Existing Usable Open Space within Urban Village Boundary 6.60 acres

Existing Usable Open Space within and abutting Urban Village Boundary 6.89 acres

Population-based goal result Goals not met

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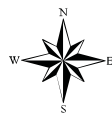


## Gaps in Usable Open Space - 12th Ave & First Hill

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Map date: December 4, 2008  
Source:  
Port of Seattle, Army Corps of Engineers,  
and City of Seattle GIS data.



500 0 500  
Feet

### LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages

### Service Area Criteria for Usable Open Space (UOS)

■ 1/8 Mile Service Area of Usable Open Space over 10,000 SF  
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile

■ 1/4 Mile Service Area of Usable Open Space over 10,000 SF  
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

■ 1/2 Mile Service Area of Usable Open Space over 1/2 Acre  
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

# FIRST HILL CAPITAL FACILITIES & UTILITIES

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 25	1300 E Pine St	EMS: 87% in 4 mins, Fire: 87% in 4 mins, Engine Co., Ladder Co., Battalion, Aid Car Power Unit, Hose Wagon	
	SFD 10	301 2nd Ave. S	EMS: 78% in 4 mins, Fire: 78% in 4 mins, Engine Co., Ladder Co., Shift Commander, Aid Car, Hazmat Van	
	SFD 22	901 Roanoke St.	EMS: 80% in 4 mins, Fire: 70% in 4 mins, Engine, Communications van	
	SFD 6	101 23rd Ave. S	EMS: 82% in 4 mins, Fire: 95% in 4 mins, Engine, Ladder	
Police Station	East Precinct	1519 12th Ave	8.23 sq. mi. service area, facility capacity 40,000 square feet	
Schools	Lowell Elementary	1058 E Mercer St.	391 students	
	All 10 Middle Schools			
	All 11 High-schools			
Library	Central Library	1000 4th Avenue	363,000 sq.ft.	
	Douglas Truth Branch	2300 E. Yesler Way	8,008 sq. ft.	

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Cultivating Communities P-Patch		8th Ave S. & S. Washington St.		
Cultivating Communities P-Patch	Yesler Terrace Play-ground	10th Ave S & S Main St.	12 plots	

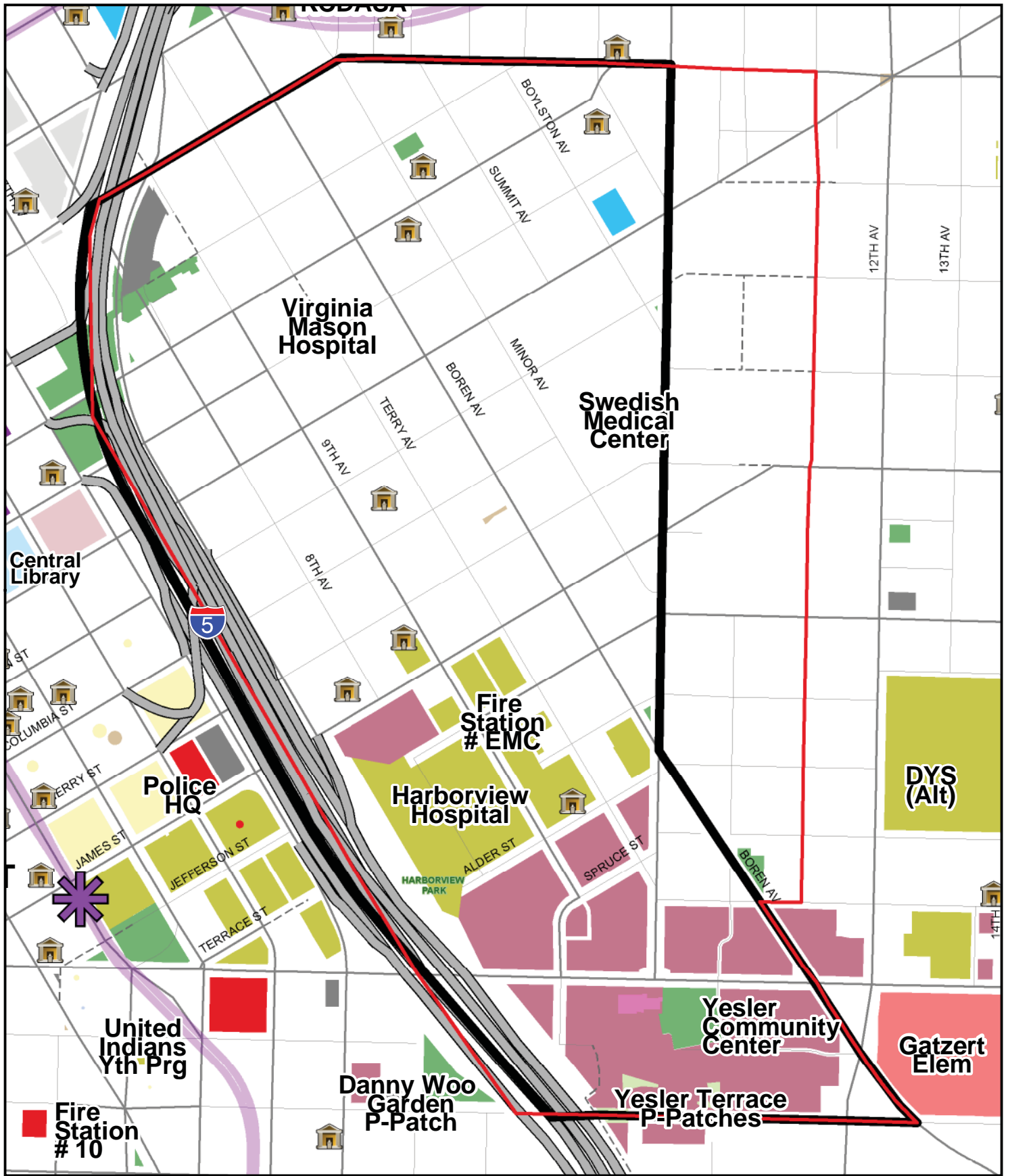
## Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

## Web Links

- 2009-2014 Adopted Capital Improvement Program:  
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>





## First Hill

### City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

### Public Property

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

### Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

### Community College

- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark



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# FIRST HILL HOUSING

## Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

### First Hill-(First Hill D+S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1009	\$785	\$1,063	\$1,366
2000 and newer	\$1,525	\$1,117	\$1,482	\$1,790
City-wide	\$1,115	\$876	\$1,057	\$1,171

### 5 year history of average rents, all types

2005	2006	2007	2008	2009
\$829	\$833	\$901	\$1,032	\$1,009

## Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

### 2009 MLS Data-(Downtown MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	80	\$457,500	27	\$355,000
City-wide	765	\$402,075	332	\$305,725



## Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009  
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>  
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008  
<http://seattle.gov/housing/planning/HousingElement.htm>  
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

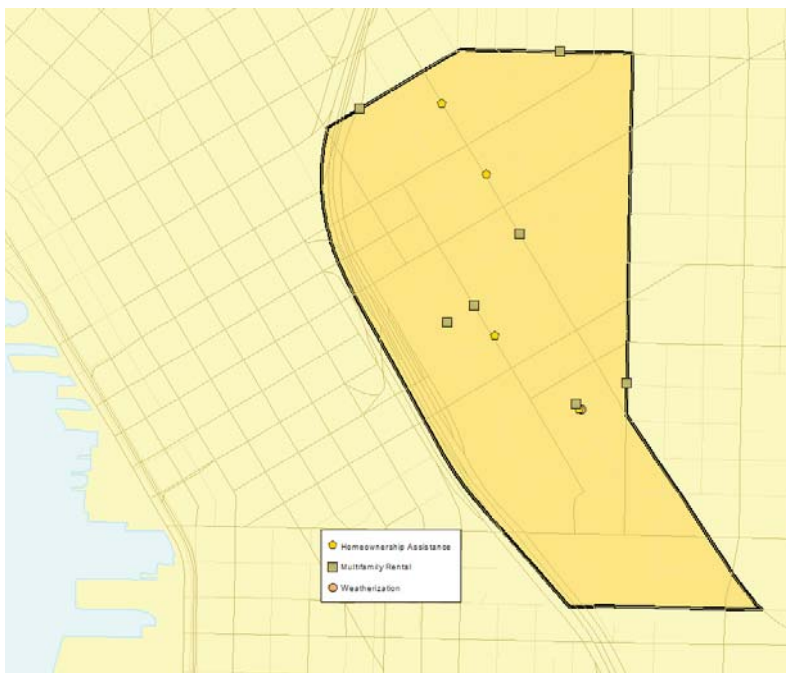
## Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

## First Hill Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Homeownership Assistance	Multifamily Rental	Weatherization
4 units	7 locations / 335 units	2 locations / 58 units